HOUSING MARKET INFORMATION

RENTAL MARKET REPORT

Hamilton and Brantford CMAs

CANADA MORTGAGE AND HOUSING CORPORATION

Date Released: Fall 2012

Highlights

- At 3.5 per cent in October 2012, the Hamilton Census Metropolitan Area (CMA) average vacancy rate for purpose-built rental apartment buildings remained relatively unchanged from October 2011. Meanwhile, the Brantford CMA average vacancy rate increased from 1.8 per cent in October 2011 to 3.5 per cent in October 2012.
- On average, fixed sample rents for two bedroom apartments in Hamilton and Brantford CMAs were up 3.1 and 2.7 per cent respectively.
- In 2013, rental apartment average vacancy rate in Hamilton is anticipated to decrease to 3.0 per cent, as fewer potential first-time buyers will make the transition from rental accommodation into homeownership.

Figure 1

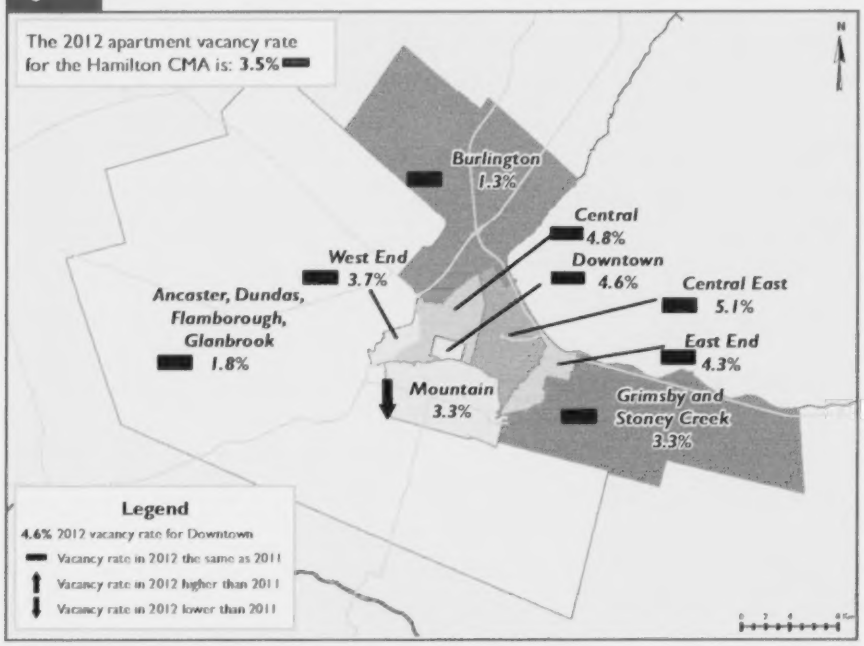
The 2012 apartment vacancy rate for the Hamilton CMA is: 3.5%
N
Burlington 1.3%
Central 4.8%
West End 3.7%
Downtown 4.6%
Central East 5.1%
Ancaster, Dundas, Flamborough, Glanbrook 1.8%
East End 4.3%
Mountain 3.3%
Grimsby and Stoney Creek 3.3%
Legend
4.6% 2012 vacancy rate for Downtown
Vacancy rate in 2012 the same as 2011
Vacancy rate in 2012 higher than 2011
Vacancy rate in 2012 lower than 2011

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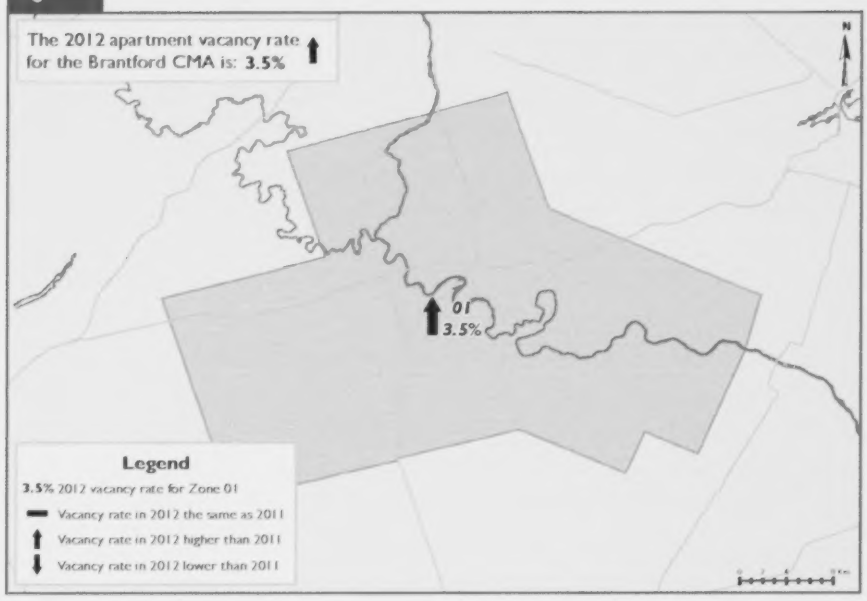
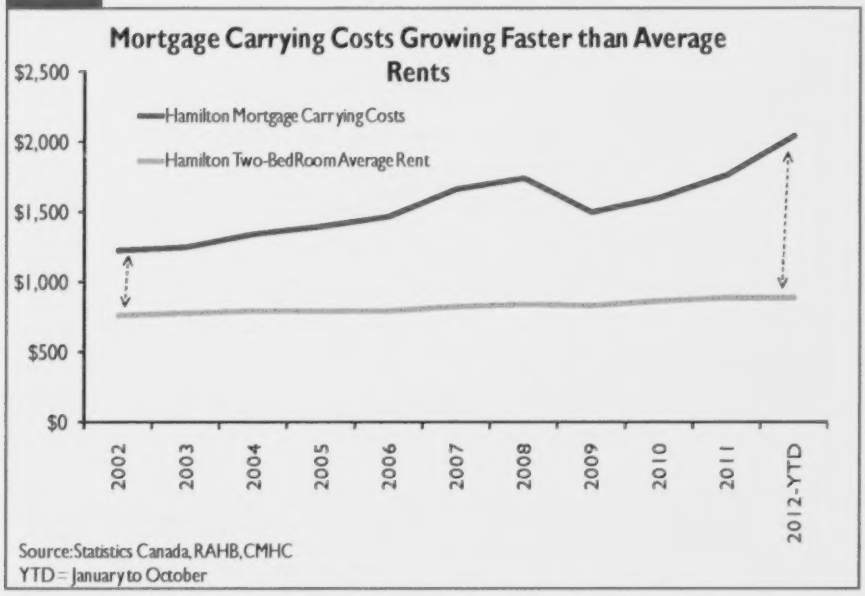
Figure 2


The 2012 apartment vacancy rate for the Brantford CMA is: 3.5%
N
01
3.5%
Legend
3.5% 2012 vacancy rate for Zone 01
Vacancy rate in 2012 the same as 2011
Vacancy rate in 2012 higher than 2011
Vacancy rate in 2012 lower than 2011

Hamilton's vacancy rate unchanged, Brantford rate higher

According to the rental market survey conducted in October 2012 by Canada Mortgage and Housing Corporation (CMHC), the Hamilton CMA average vacancy rate in privately initiated rental apartments with three or more units was not significantly different from last year's level. More specifically, in October 2012 the average vacancy rate in the Hamilton CMA was 3.5 per cent compared to 3.4 per cent in October 2011. In comparison, the average rental vacancy rate in the Brantford CMA increased significantly from 1.8 per cent in October 2011 to 3.5 per cent in October 2012. In fact, vacancy rates in the Brantford CMA were higher across all bedroom types, with the exception of bachelor units which saw rates virtually unchanged.

Figure 3



Factors Influencing Hamilton's Rental Market

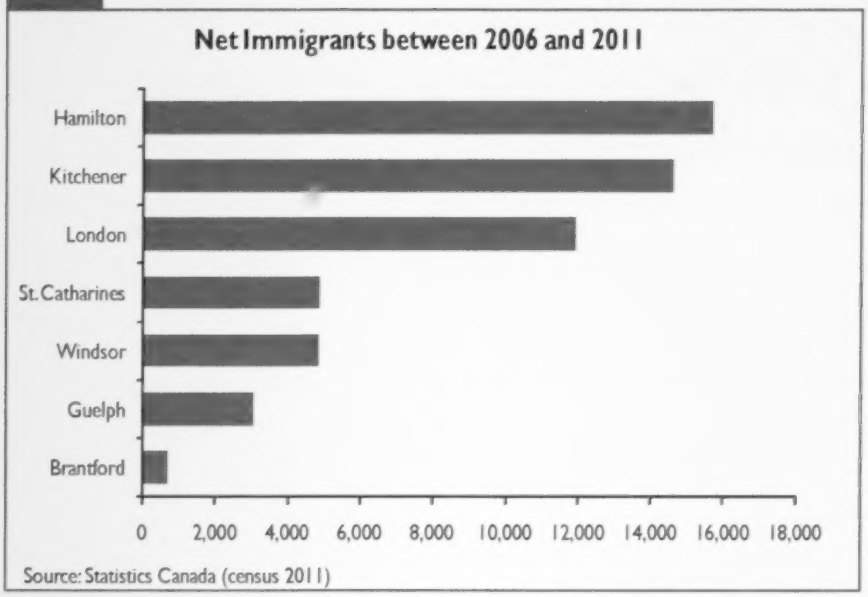
Notable factors exerting downward pressure on vacancy rates in Hamilton include declining first time buyer demand and to a lesser degree migration. Notable factors exerting upward pressure on vacancy rates in Hamilton include: weaker job markets for Hamilton residents under the age of 25 and increasing purpose-built rental completions.

Wider cost gap between owning and renting

High home prices in Hamilton have widened the cost gap between owning and renting. Housing market activity in Hamilton rebounded strongly in 2009 and strong home price growth has continued since then.

Even as the costs of homeownership continued to rise, between 2009 and 2012, the two-bedroom average rent in Hamilton has remained relatively stable. Consequently, some renter households may have postponed their home purchase. With fewer potential first-time buyers shifting from renting to owning a home, demand for rental units was sustained in October 2012. Hamilton existing home sales have trended lower since October 2011 which is further evidence of weaker homeownership demand.

Figure 4

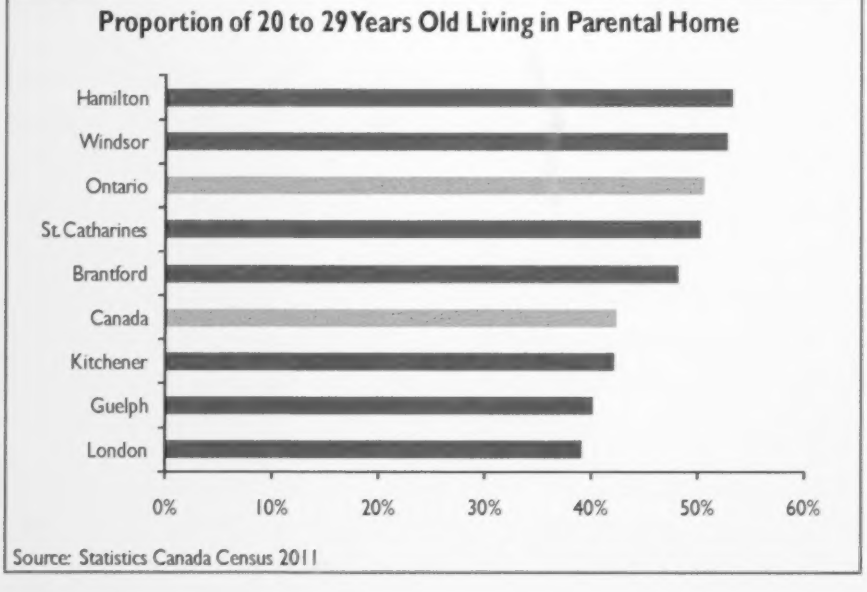


Source: Statistics Canada (census 2011)

Migration lower but remains supportive of rental demand

A factor still supportive of rental demand is Hamilton's migration. Some migrants that move between provinces in hopes of landing a job settled in Hamilton as immigrants a year or two ago. Some were previously living in rental accommodation and vacated their units upon departure. Their movement to western Canada is the main reason Hamilton's total migration estimate was lower in 2012, since the inflow of immigrants during 2012 was steady. International migration has historically been a strong driver of population growth in the Hamilton area. According to the recent data released by Statistics Canada, between 2006 and 2011, international migration was the major source of Hamilton's population growth. Given that immigrants tend to lack the credit history and savings to jump into housing ownership, they typically move into rental accommodation upon arriving in Canada.

Figure 5



Source: Statistics Canada Census 2011

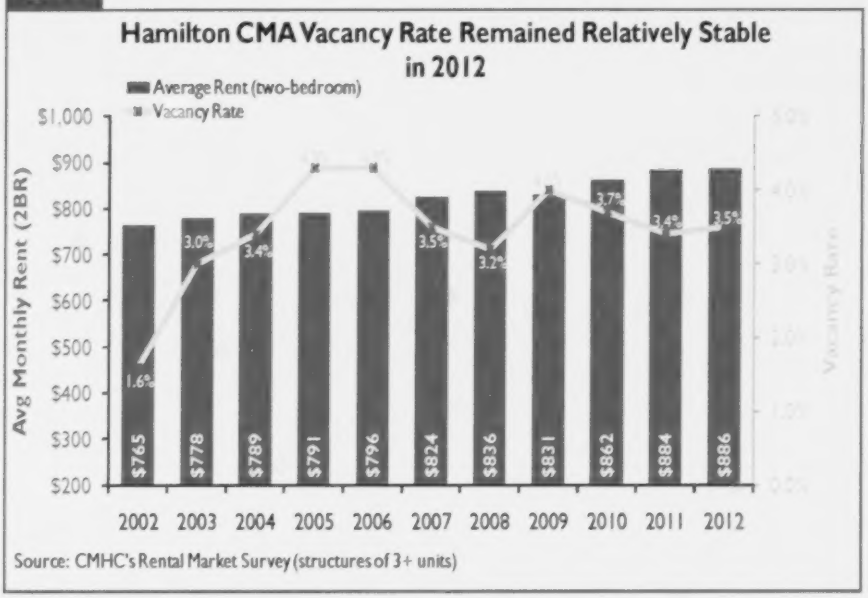
Balanced changes in demand and supply

This year's strong rental demand was offset by a high influx of rental units into the market – keeping the average vacancy rate steady. On balance, the overall Hamilton apartment universe increased slightly in October 2012 relative to the same month a year ago. Essentially, higher apartment completions in 2012 exerted upward pressure on the average vacancy rate in Hamilton. The centres which recorded a significant increase in the apartment universe this October relative to October 2011 were: West End, Mountain and Burlington. Meanwhile, the apartment universe in the combined areas of Ancaster, Dundas, Flamborough and Glanbrook declined at a double-digit rate.

Limited rental demand among the 15-24 age group

Another factor which exerted upward pressure on the average vacancy rate in October 2012 was employment in young adults. Between January and October 2012, fewer of the 15-24 year olds were working and as a consequence, some potential renters were discouraged from forming a separate household and subsequently remained or returned to the parental home. This reduced prospect of new household formation among potential renters dampened the demand for rental accommodation – partially

Figure 6

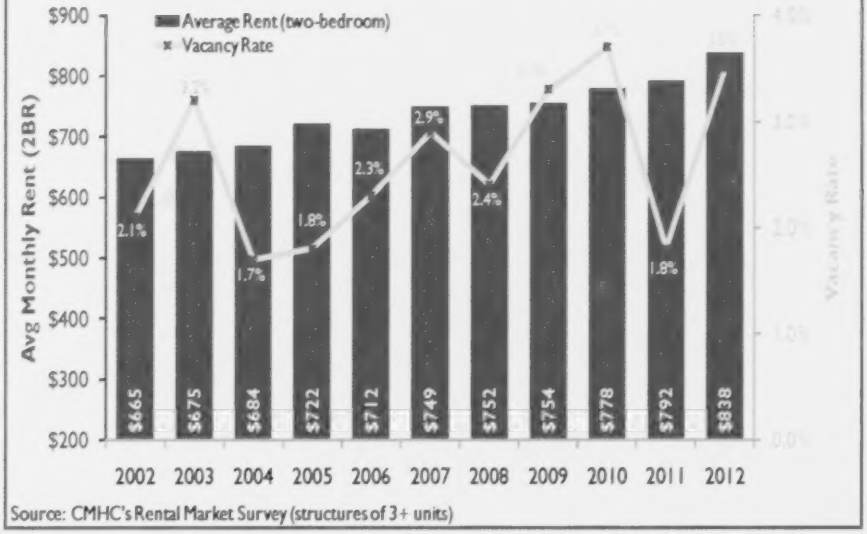


Source: CMHC's Rental Market Survey (structures of 3+ units)

offsetting the rental demand from international migrants.

In fact, the 2011 census of population in Hamilton showed that 53.3 per cent of the 90,875 young adults aged 20 to 29 lived in the parental home, either because they never left or because they returned home after living elsewhere. This proportion was the highest in Hamilton compared to the major centres in South-west Ontario. As well, Hamilton's proportion of young adults aged 20 to 29 who lived in the parental home during the 2011 census was higher than both the provincial and national averages of 50.6 and 42.3 per cent respectively.

Figure 7



Source: CMHC's Rental Market Survey (structures of 3+ units)

Brantford rental demand down while supply remained unchanged

Contrary to the rental market situation in Hamilton, in October 2012, Brantford rental demand was down while supply remained virtually unchanged. The notable factor exerting upward pressure on vacancy rates in Brantford was increasing first time homebuyer demand. With more potential first-time buyers shifting from renting to owning a home, demand for rental units was weakened in October 2012. As an indication of stronger homeownership demand, between January and October 2012, Brantford existing home sales increased by three per cent relative to the same ten-month period in 2011.

Hamilton's Average Rent Rose Across All Bedroom Types

In October 2012, the fixed sample average rent in apartment structures surveyed in both 2011 and 2012 rose across all bedroom types in the Hamilton CMA. The two-bedroom units recorded an average rent increase of 3.1 per cent in October 2012. Clearly this rent growth was in line with the maximum allowable rent increase in 2012, according to the Ontario rent review guideline.

In the Brantford CMA, the apartment availability rates increased across all bedroom types with the exception of bachelor units. However, the increase in apartment availability rates was associated with weaker demand for rental accommodation in October 2012. Consequently, the fixed-sample average rents for one and two-

bedroom units in existing apartment structures grew less than the Ontario rent review guideline.

Rental Market Outlook

In 2013, the rental apartment average vacancy rate in the Hamilton CMA is projected to decrease to 3.0 per cent, as improvement in the labour market will encourage some potential renters, particularly those aged 15 to 24, to form a separate household. This phenomenon will translate into higher demand for rental accommodation. Meanwhile, the cost gap between owning and renting is expected to remain wide despite some narrowing in the gap later in the year. Consequently, many first-time buyers will likely continue to delay their home purchase at least until late 2013 when homeownership affordability is anticipated to improve gradually.

As well, probable improvement in local economic conditions will attract more immigrants into the area and subsequently exert downward pressure on the average vacancy rate in Hamilton.

On the supply side, CMHC's rental market survey in October only includes new rental apartment units completed between July and June of every year. Following a higher number of completions this year, 2013 will have a lower level of completions – which may exert downward pressure on vacancy rates across Hamilton. As a result, the average two-bedroom rent will increase by 1.6 per cent in 2013.

In Brantford, as in Hamilton, similar demand pressures will result in a drop in the average vacancy rate to 3.2 per cent in 2013. Consequently, the average two-bedroom rent in Brantford will increase slightly by 1.4 per cent in 2013.

Apartment Vacancy Rates (%) by Major Centres

	Oct. 2011	Oct. 2012
Abbotsford	6.7	4.2
Barrie	1.7	2.0
Brantford	1.8	3.5
Calgary	1.9	1.3
Edmonton	3.3	1.7
Gatineau	2.2	3.3
Greater Sudbury	2.8	2.7
Guelph	1.1	1.4
Halifax	2.4	3.0
Hamilton	3.4	3.5
Kelowna	3.0	4.0
Kingston	1.1	1.7
Kitchener-Cambridge-Waterloo	1.7	2.6
London	3.8	3.9
Moncton	4.3	6.7
Montréal	2.5	2.8
Oshawa	1.8	2.1
Ottawa	1.4	2.5
Peterborough	3.5	2.7
Québec	1.6	2.0
Regina	0.6	1.0
Saguenay	1.4	2.0
Saint John	5.9	9.7
Saskatoon	2.6	2.6
Sherbrooke	4.7	5.0
St. Catharines-Niagara	3.2	4.0
St. John's	1.3	2.8
Thunder Bay	1.7	1.1
Toronto	1.4	1.7
Trois-Rivières	3.9	5.2
Vancouver	1.4	1.8
Victoria	2.1	2.7
Windsor	8.1	7.3
Winnipeg	1.1	1.7
Total	**2.2**	**2.6**

For additional information, please refer to the Rental Market Report - Canada Highlights on the CMHC website

Hamilton CMA
N
0 1.25 2.5 5 7.5 Km
ZONES
01 - Downtown
02 - Central East
03 - East End
04 - Central
05 - West End
06 - Mountain
07 - Grimsby & Stoney Creek
08 - Burlington
09 - Ancast, Dundas, Flamboro, Glanbrook
Municipal Boundaries*
*2011 Census boundaries, Statistics Canada

Brantford CMA
N
0 1.25 2.5 5 7.5 Km
Six Nations (Part) 40
Brantford
Brant
ZONES
01 - Brantford CMA
Municipal Boundaries*
* 2011 Census boundaries, Statistics Canada

RMS ZONE DESCRIPTIONS - HAMILTON CMA	
Zone 1	**Downtown Core** (census tracts 0034-0039 and 0048-0050).
Zone 2	**Central East** (census tracts 0025, 0027-0032, 0052-0060, 0068-0071 and 0073).
Zone 3	**East End** (census tracts 0026.01-0026.06 and 0072.01-0072.04).
Zone 4	**Central** (census tracts 0017, 0033, 0040-0042, 0047, 0051 and 0061-0067).
Zone 5	**West End** (census tracts 0043-0046).
Zone 6	**Mountain** (census tracts 0001.01-0001.02, 0001.04-0001.09, 0002.01-0002.04, 0003.01-0003.04, 0004.01-0004.02, 0005.01-0005.03, 0006-0016 and 0018-0024).
Zones 1-6	**Hamilton City**
Zone 7	**Grimsby and Stoney Creek** (census tracts 0080.01, 0080.03-0080.05, 0081-0083, 0084.01-0084.05, 0085.01-0085.03, 0086, 0300-0302 and 0303.01-0303.02).
Zone 8	**Burlington** (census tracts 0200-0204, 0205.01-0205.02, 0206, 0207.01-0207.04, 0208-0216, 0217.01-0217.02, 0218-0222, 0223.01-0223.02, 0223.05-0223.0, 0223.09-0223.12 and 0224).
Zone 9	**Ancaster, Dundas, Flamborough, Glanbrook** (census tracts 0100-0101, 0120.01-0120.02, 0121, 0122.01-0122.02, 0123-0124, 0130.02-0130.03, 0131-0133, 0140.02-0140.04, 0141, 0142.01-0142.02, and 0143-0144).
Zones 1-9	**Hamilton CMA**

RMS ZONE DESCRIPTIONS - BRANTFORD CMA	
Zone 1	**Brantford City and Brant City.**
Zone 1	**Brantford CMA**

RENTAL MARKET REPORT TABLES

Available in ALL Rental Market Reports

Private Apartment Data:

1.1.1 Vacancy Rates (%) by Zone and Bedroom Type
1.1.2 Average Rents ($) by Zone and Bedroom Type
1.1.3 Number of Units - Vacant and Universe by Zone and Bedroom Type
1.1.4 Availability Rates (%) by Zone and Bedroom Type
1.1.5 Estimate of Percentage Change (%) of Average Rent
1.2.1 Vacancy Rates (%) by Year of Construction and Bedroom Type
1.2.2 Average Rents ($) by Year of Construction and Bedroom Type
1.3.1 Vacancy Rates (%) by Structure Size and Bedroom Type
1.3.2 Average Rents ($) by Structure Size and Bedroom Type
1.4 Vacancy Rates (%) by Rent Range and Bedroom Type

Available in SELECTED Rental Market Reports

Private Apartment Data:

1.3.3 Vacancy Rates (%) by structure Size and Zone

Private Row (Townhouse) Data:

2.1.1 Vacancy Rates (%) by Zone and Bedroom Type
2.1.2 Average Rents ($) by Zone and Bedroom Type
2.1.3 Number of Units - Vacant and Universe by Zone and Bedroom Type
2.1.4 Availability Rates (%) by Zone and Bedroom Type
2.1.5 Estimate of Percentage Change (%) of Average Rent

Private Apartment and Row (Townhouse) Data:

3.1.1 Vacancy Rates (%) by Zone and Bedroom Type
3.1.2 Average Rents ($) by Zone and Bedroom Type
3.1.3 Number of Units - Vacant and Universe by Zone and Bedroom Type
3.1.4 Availability Rates (%) by Zone and Bedroom Type
3.1.5 Estimate of Percentage Change (%) of Average Rent

Available in the Quebec, Montreal, Ottawa, Toronto, Winnipeg, Regina, Saskatoon, Edmonton, Calgary, Vancouver and Victoria Reports

Rental Condominium Apartment Data *

4.1.1 Rental Condominium Apartments and Private Apartments in the RMS - Vacancy Rates (%)
4.1.2 Rental Condominium Apartments and Private Apartments in the RMS - Average Rents ($)
4.1.3 Rental Condominium Apartments - Average Rents ($)
4.2.1 Rental Condominium Apartments and Private Apartments in the RMS - Vacancy Rates (%) by Building Size
4.3.1 Condominium Universe, Rental Units, Percentage of Units in Rental and Vacancy Rate
4.3.2 Condominium Universe, Rental Units, Percentage of Units in Rental and Vacancy Rate by Building Size

Available in the Montreal, Toronto, Vancouver, St. John's, Halifax, Quebec, Barrie, Ottawa, Winnipeg, Regina, Saskatoon, Calgary, Edmonton, Abbotsford, Kelowna and Victoria Reports

Secondary Rented Unit Data

5.1 Secondary Rented Unit Average Rents ($) by Dwelling Type
5.2 Estimated Number of Households in Secondary Rented Units and Estimated Percentage of Households in Secondary Rented Units by Dwelling Type

1.1.1 Private Apartment Vacancy Rates (%) by Zone and Bedroom Type Hamilton CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-11	Oct-12	Oct-11	Oct-12	Oct-11	Oct-12	Oct-11	Oct-12	Oct-11	Oct-12
Downtown Core	4.5	4.1	3.5	4.6	4.4	4.6	8.8	4.4	4.0	4.6
Central East	**	**	4.5	3.3	**	6.5	0.0	**	5.6	5.1
East End	5.2	**	4.0	4.1	4.1	4.2	5.1	4.8	4.1	4.3
Central	**	2.6	4.8	4.6	4.8	5.1	2.2	**	4.5	4.8
West End	2.1	4.5	3.4	3.8	3.0	3.5	5.2	3.9	3.3	3.7
Mountain	5.5	6.2	3.3	2.9	4.0	3.2	5.3	5.6	3.8	3.3
Hamilton City (Zones 1-6)	5.1	5.2	3.8	4.0	4.4	4.3	5.1	5.3	4.2	4.2
Grimsby and Stoney Creek	3.7	2.8	3.3	3.7	3.1	2.9	1.3	4.6	3.1	3.3
Burlington	**	**	0.6	1.3	1.3	1.2	0.3	1.7	1.0	1.3
Ancast./Dundas/Flambor./Glanbrk.	**	**	3.7	1.9	1.1	1.8	**	**	2.2	1.8
Hamilton CMA	**4.9**	**4.7**	**3.3**	**3.5**	**3.5**	**3.4**	**3.2**	**4.1**	**3.4**	**3.5**

The following letter codes are used to indicate the reliability of the estimates:
a - Excellent, b- Very good, c - Good, d - Fair (Use with Caution)
** Data suppressed to protect confidentiality or data not statistically reliable.
n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

1.1.2 Private Apartment Average Rents ($) by Zone and Bedroom Type Hamilton CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-11	Oct-12	Oct-11	Oct-12	Oct-11	Oct-12	Oct-11	Oct-12	Oct-11	Oct-12
Downtown Core	541	546	668	688	819	861	1,041	1,098	716	747
Central East	488	496	619	632	723	744	809	844	654	670
East End	514	541	651	672	730	729	878	877	715	725
Central	475	526	644	683	798	836	1,006	1,028	726	753
West End	585	586	698	738	812	889	989	1,022	769	821
Mountain	559	558	678	702	789	840	941	1,081	734	771
Hamilton City (Zones 1-6)	524	537	659	687	780	814	965	980	714	747
Grimsby and Stoney Creek	576	592	665	693	793	813	904	945	740	773
Burlington	870	898	968	989	1,090	1,117	1,320	1,311	1,072	1,087
Ancast./Dundas/Flambor./Glanbrk.	584	580	772	809	948	925	1,141	**	886	885
Hamilton CMA	**549**	**569**	**722**	**735**	**884**	**886**	**1,133**	**1,101**	**813**	**818**

The following letter codes are used to indicate the reliability of the estimates (cv = coefficient of variation):
a - Excellent ($0 \leq cv \leq 2.5$), b- Very good ($2.5 < cv \leq 5$), c - Good ($5 < cv \leq 7.5$), d - Fair (Use with Caution) ($7.5 < cv \leq 10$)
** Data suppressed to protect confidentiality or data not statistically reliable.
n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

1.1.3 Number of Private Apartment Units in the Universe by Zone and Bedroom Type Hamilton CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-11	Oct-12	Oct-11	Oct-12	Oct-11	Oct-12	Oct-11	Oct-12	Oct-11	Oct-12
Downtown Core	855	836	5,610	5,684	3,487	3,538	174	183	10,126	10,241
Central East	199	200	1,723	1,727	1,416	1,387	162	161	3,500	3,475
East End	56	58	1,687	1,681	2,703	2,707	271	272	4,717	4,718
Central	221	220	1,314	1,307	1,157	1,157	243	244	2,935	2,928
West End	96	93	1,128	1,262	1,045	1,133	203	204	2,472	2,692
Mountain	247	249	3,102	3,133	3,495	3,662	410	419	7,254	7,463
Hamilton City (Zones 1-6)	1,674	1,656	14,564	14,794	13,303	13,584	1,463	1,483	31,004	31,517
Grimsby and Stoney Creek	68	68	540	541	729	729	78	77	1,415	1,415
Burlington	103	101	2,711	2,748	4,628	4,767	693	690	8,135	8,306
Ancast./Dundas/Flambor./Glanbrk.	26	17	621	492	880	676	57	78	1,584	1,263
Hamilton CMA	1,871	1,842	18,436	18,575	19,540	19,756	2,291	2,328	42,138	42,501

The following letter codes are used to indicate the reliability of the estimates:
a - Excellent, b- Very good, c - Good, d - Fair (Use with Caution)
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Please click Methodology or Data Reliability Tables Appendix link for more details

1.1.4 Private Apartment Availability Rates (%) by Zone and Bedroom Type Hamilton CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-11	Oct-12	Oct-11	Oct-12	Oct-11	Oct-12	Oct-11	Oct-12	Oct-11	Oct-12
Downtown Core	8.1	8.1	6.7	9.1	7.6	8.3	13.1	8.2	7.3	8.8
Central East	**	**	5.7	3.9	**	7.5	**	**	6.7	5.8
East End	**	**	8.5	8.9	7.8	8.4	9.0	11.6	8.2	8.9
Central	5.9	4.6	6.6	7.3	6.5	7.5	2.6	**	6.2	7.1
West End	3.2	**	7.3	7.4	5.9	7.1	10.3	8.4	6.8	7.4
Mountain	11.6	10.9	6.8	7.0	7.8	7.8	13.4	13.1	7.8	7.8
Hamilton City (Zones 1-6)	8.8	8.7	6.8	7.7	7.4	8.0	9.6	9.7	7.3	8.0
Grimsby and Stoney Creek	**	5.7	6.7	8.1	7.0	6.7	3.9	5.9	6.7	7.1
Burlington	3.5	**	2.1	2.4	2.8	2.6	1.3	2.3	2.4	2.5
Ancast./Dundas/Flambor./Glanbrk.	**	**	6.3	3.6	2.8	2.7	2.6	**	4.3	3.0
Hamilton CMA	8.5	7.9	6.1	6.9	6.1	6.4	6.5	7.3	6.2	6.7

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Please click Methodology or Data Reliability Tables Appendix link for more details

1.1.5 Private Apartment Estimate of Percentage Change (%) of Average Rent [1] by Bedroom Type
Hamilton CMA

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-10 to Oct-11	Oct-11 to Oct-12	Oct-10 to Oct-11	Oct-11 to Oct-12	Oct-10 to Oct-11	Oct-11 to Oct-12	Oct-10 to Oct-11	Oct-11 to Oct-12	Oct-10 to Oct-11	Oct-11 to Oct-12
Downtown Core	++	2.6	1.6	3.3	1.2	2.9	0.6	2.2	1.5	3.2
Central East	++	++	1.0	2.9	2.1	2.1	++	3.5	1.3	2.3
East End	++	++	++	3.1	++	2.6	++	2.9	++	2.5
Central	++	**	1.3	4.5	++	4.6	4.4	1.8	1.1	4.4
West End	++	**	0.7	++	0.7	2.2	0.6	1.8	1.2	1.3
Mountain	++	++	0.8	3.1	++	3.2	++	++	++	3.0
Hamilton City (Zones 1-6)	**0.9**	**5.2**	**1.0**	**3.0**	**1.0**	**2.9**	**1.2**	**2.2**	**1.3**	**2.9**
Grimsby and Stoney Creek	1.3	1.8	++	3.6	**	**	0.4	5.3	++	3.4
Burlington	2.6	2.0	3.6	3.6	3.3	3.7	4.6	2.0	3.4	3.4
Ancast./Dundas/Flambor./Glanbrk.	++	**	**	2.5	1.3	2.1	0.9	**	1.1	2.3
Hamilton CMA	**1.1**	**4.7**	**1.5**	**3.1**	**1.5**	**3.1**	**2.2**	**2.3**	**1.6**	**3.0**

[1] The Percentage Change of Average Rent is a measure of the market movement, and is based on those structures that were common to the survey sample for both years

The following letter codes are used to indicate the reliability of the estimates:
a - Excellent, b- Very good, c - Good, d - Fair (Use with Caution)
** Data suppressed to protect confidentiality or data not statistically reliable.
++ Change in rent is not statistically significant. This means that the change in rent is not statistically different than zero (0).
n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

1.2.1 Private Apartment Vacancy Rates (%) by Year of Construction and Bedroom Type Hamilton CMA

Year of Construction	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-11	Oct-12	Oct-11	Oct-12	Oct-11	Oct-12	Oct-11	Oct-12	Oct-11	Oct-12
Hamilton CMA										
Pre 1960	3.8	5.3	4.4	4.2	5.0	4.8	**	**	4.6	4.6
1960 - 1974	5.8	4.7	3.3	3.2	3.4	3.1	3.5	3.4	3.5	3.2
1975 - 1989	2.1	**	2.4	3.8	2.5	3.8	2.3	5.9	2.4	3.9
1990 - 1999	**	**	**	**	**	**	n/s	**	**	**
2000+	**	6.6	0.0	2.8	0.9	0.8	0.0	**	1.1	1.5
Total	4.9	4.7	3.3	3.5	3.5	3.4	3.2	4.1	3.4	3.5

The following letter codes are used to indicate the reliability of the estimates:
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** Data suppressed to protect confidentiality or data not statistically reliable.
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Please click Methodology or Data Reliability Tables Appendix link for more details

1.2.2 Private Apartment Average Rents ($) by Year of Construction and Bedroom Type Hamilton CMA

Year of Construction	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-11	Oct-12	Oct-11	Oct-12	Oct-11	Oct-12	Oct-11	Oct-12	Oct-11	Oct-12
Hamilton CMA										
Pre 1960	500	510	641	673	784	814	914	943	691	722
1960 - 1974	600	606	756	761	901	895	1,158	1,134	850	846
1975 - 1989	666	722	731	737	947	948	1,123	1,027	849	841
1990 - 1999	**	**	**	**	852	921	n/s	n/s	805	815
2000+	410	512	647	649	**	825	**	**	632	725
Total	549	569	722	735	884	886	1,133	1,101	813	818

The following letter codes are used to indicate the reliability of the estimates (cv = coefficient of variation):
a - Excellent ($0 \leq cv \leq 2.5$), b- Very good ($2.5 < cv \leq 5$), c - Good ($5 < cv \leq 7.5$), d - Fair (Use with Caution) ($7.5 < cv \leq 10$)
** Data suppressed to protect confidentiality or data not statistically reliable.
n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

1.3.1 Private Apartment Vacancy Rates (%) by Structure Size and Bedroom Type Hamilton CMA

Size	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-11	Oct-12	Oct-11	Oct-12	Oct-11	Oct-12	Oct-11	Oct-12	Oct-11	Oct-12
Hamilton CMA										
3 to 5 Units	**	**	**	3.6	5.9	**	**	**	4.7	3.9
6 to 19 Units	4.8	4.9	4.5	4.3	4.8	5.6	**	**	4.7	4.9
20 to 49 Units	3.8	4.0	3.6	3.2	3.2	3.4	0.0	0.0	3.4	3.3
50 to 99 Units	3.2	6.1	3.6	3.8	3.2	3.7	4.3	3.8	3.4	3.8
100 to 199 Units	4.5	4.0	2.7	3.0	3.1	2.4	2.3	4.5	2.9	2.8
200+ Units	4.9	**	3.0	4.0	3.1	3.4	4.6	3.8	3.2	3.7
Total	4.9	4.7	3.3	3.5	3.5	3.4	3.2	4.1	3.4	3.5

The following letter codes are used to indicate the reliability of the estimates:
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Please click Methodology or Data Reliability Tables Appendix link for more details

1.3.2 Private Apartment Average Rents ($) by Structure Size and Bedroom Type Hamilton CMA

Size	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-11	Oct-12	Oct-11	Oct-12	Oct-11	Oct-12	Oct-11	Oct-12	Oct-11	Oct-12
Hamilton CMA										
3 to 5 Units	453	505	618	660	805	875	1,009	958	698	739
6 to 19 Units	500	505	635	653	780	810	918	987	698	712
20 to 49 Units	522	533	672	687	828	825	993	1,007	730	740
50 to 99 Units	555	595	720	733	856	870	996	1,008	790	801
100 to 199 Units	630	613	805	787	958	939	1,192	1,153	914	886
200+ Units	**	**	760	787	930	882	1,207	1,099	867	860
Total	549	569	722	735	884	886	1,133	1,101	813	818

The following letter codes are used to indicate the reliability of the estimates (cv = coefficient of variation):
a - Excellent ($0 \leq cv \leq 2.5$), b- Very good ($2.5 < cv \leq 5$), c - Good ($5 < cv \leq 7.5$), d - Fair (Use with Caution) ($7.5 < cv \leq 10$)
** Data suppressed to protect confidentiality or data not statistically reliable.
n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

1.3.3 Private Apartment Vacancy Rates (%) by Structure Size and Zone Hamilton CMA

Zone	3-5		6-19		20-49		50-99		100-199		200+	
	Oct-11	Oct-12	Oct-11	Oct-12	Oct-11	Oct-12	Oct-11	Oct-12	Oct-11	Oct-12	Oct-11	Oct-12
Downtown Core	**	**	**	**	4.2	4.2	5.5	5.2	2.6	3.1	2.9	5.5
Central East	**	**	4.7	5.9	1.9	2.3	**	2.5	**	9.8	n/s	n/s
East End	**	**	**	**	2.0	2.3	4.8	5.3	3.5	3.5	5.0	4.7
Central	4.3	1.4	**	**	6.9	5.2	4.5	3.6	1.7	3.7	n/u	n/u
West End	**	**	5.5	**	1.8	3.8	2.1	4.2	5.2	4.1	**	**
Mountain	**	**	3.8	2.3	4.0	2.9	3.6	4.5	4.0	3.3	**	2.7
Hamilton City (Zones 1-6)	5.8	3.5	5.5	5.9	3.8	3.5	4.0	4.5	3.9	3.7	3.5	4.2
Grimsby and Stoney Creek	0.0	**	1.9	1.1	3.1	3.1	3.7	3.9	**	**	n/u	n/u
Burlington	0.0	**	1.6	1.3	1.6	**	0.7	1.1	1.0	1.2	**	**
Ancast./Dundas/Flambor./Glanbrk.	0.0	**	2.6	1.3	1.6	1.9	2.5	2.6	**	**	**	n/u
Hamilton CMA	**4.7**	**3.9**	**4.7**	**4.9**	**3.4**	**3.3**	**3.4**	**3.8**	**2.9**	**2.8**	**3.2**	**3.7**

The following letter codes are used to indicate the reliability of the estimates:
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** Data suppressed to protect confidentiality or data not statistically reliable.
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Please click Methodology or Data Reliability Tables Appendix link for more details

1.4 Private Apartment Vacancy Rates (%) by Rent Range and Bedroom Type Hamilton CMA

Rent Range	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-11	Oct-12	Oct-11	Oct-12	Oct-11	Oct-12	Oct-11	Oct-12	Oct-11	Oct-12
Hamilton CMA										
LT $600	8.5	5.6	4.8	3.8	**	0.0	n/s	n/s	6.0	4.4
$600 - $699	**	0.7	7.8	2.6	4.1	8.2	**	**	6.8	3.4
$700 - $799	**	**	1.7	2.3	10.3	2.9	**	**	7.1	2.7
$800 - $899	**	**	0.6	0.8	2.9	2.5	**	**	3.1	2.1
$900 - $999	**	**	0.8	1.2	1.5	1.3	5.7	3.0	1.7	1.5
$1000+	n/s	n/s	0.5	2.1	1.9	1.5	1.5	2.0	1.5	1.7
Total	4.9	4.7	3.3	3.5	3.5	3.4	3.2	4.1	3.4	3.5

The following letter codes are used to indicate the reliability of the estimates:
a - Excellent, b- Very good, c - Good, d - Fair (Use with Caution)
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n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

2.1.1 Private Row (Townhouse) Vacancy Rates (%) by Zone and Bedroom Type Hamilton CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-11	Oct-12	Oct-11	Oct-12	Oct-11	Oct-12	Oct-11	Oct-12	Oct-11	Oct-12
Downtown Core	n/u	n/u	n/u	n/u	n/s	n/s	n/u	n/u	n/s	n/s
Central East	n/u	n/u	n/u	n/u	n/s	n/s	n/u	n/u	n/s	n/s
East End	**	**	**	**	**	**	3.3	2.4	5.5	3.1
Central	n/u	n/u	**	**	**	**	**	**	**	**
West End	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u
Mountain	n/u	n/u	n/u	n/u	0.0	0.7	**	1.2	**	1.1
Hamilton City (Zones 1-6)	**	**	**	**	5.9	2.9	2.7	1.7	3.6	2.1
Grimsby and Stoney Creek	n/u	n/u	n/u	n/u	n/s	**	n/s	**	n/s	**
Burlington	**	**	**	**	0.8	1.6	0.5	1.5	0.6	1.5
Ancast./Dundas/Flambor./Glanbrk.	n/s	**	n/s	**	**	**	**	n/u	**	**
Hamilton CMA	**	**	**	0.0	2.5	2.2	1.7	1.7	2.0	1.8

The following letter codes are used to indicate the reliability of the estimates:
a - Excellent, b- Very good, c - Good, d - Fair (Use with Caution)
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Please click Methodology or Data Reliability Tables Appendix link for more details

2.1.2 Private Row (Townhouse) Average Rents ($) by Zone and Bedroom Type Hamilton CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-11	Oct-12	Oct-11	Oct-12	Oct-11	Oct-12	Oct-11	Oct-12	Oct-11	Oct-12
Downtown Core	n/u	n/u	n/u	n/u	n/s	n/s	n/u	n/u	n/s	n/s
Central East	n/u	n/u	n/u	n/u	n/s	n/s	n/u	n/u	n/s	n/s
East End	**	**	**	**	**	**	860	848	807	799
Central	n/u	n/u	**	**	**	**	**	**	**	**
West End	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u
Mountain	n/u	n/u	n/u	n/u	**	996	918	969	883	979
Hamilton City (Zones 1-6)	**	**	**	**	796	869	887	916	843	895
Grimsby and Stoney Creek	n/u	n/u	n/u	n/u	n/s	n/s	n/s	n/s	n/s	n/s
Burlington	**	**	839	857	1,164	1,184	1,201	1,265	1,182	1,221
Ancast./Dundas/Flambor./Glanbrk.	n/s	**	n/s	**	**	**	**	n/u	**	**
Hamilton CMA	**	**	780	795	977	1,017	1,066	1,100	1,025	1,060

The following letter codes are used to indicate the reliability of the estimates (cv = coefficient of variation):
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n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

2.1.3 Number of Private Row (Townhouse) Units in the Universe by Zone and Bedroom Type Hamilton CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-11	Oct-12	Oct-11	Oct-12	Oct-11	Oct-12	Oct-11	Oct-12	Oct-11	Oct-12
Downtown Core	0	0	0	0	3	3	0	0	3	3
Central East	0	0	0	0	4	4	0	0	4	4
East End	1	1	12	12	217	217	342	342	572	572
Central	0	0	14	6	3	2	3	3	20	11
West End	0	0	0	0	0	0	0	0	0	0
Mountain	0	0	0	0	161	174	486	499	647	673
Hamilton City (Zones 1-6)	1	1	26	18	388	400	831	844	1,246	1,263
Grimsby and Stoney Creek	0	0	0	0	4	4	132	132	136	136
Burlington	2	2	50	49	446	446	861	862	1,359	1,359
Ancast./Dundas/Flambor./Glanbrk.	9	9	9	9	19	6	13	0	50	24
Hamilton CMA	**12**	**12**	**85**	**76**	**857**	**856**	**1,837**	**1,838**	**2,791**	**2,782**

The following letter codes are used to indicate the reliability of the estimates:
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Please click Methodology or Data Reliability Tables Appendix link for more details

2.1.4 Private Row (Townhouse) Availability Rates (%) by Zone and Bedroom Type Hamilton CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-11	Oct-12	Oct-11	Oct-12	Oct-11	Oct-12	Oct-11	Oct-12	Oct-11	Oct-12
Downtown Core	n/u	n/u	n/u	n/u	n/s	n/s	n/u	n/u	n/s	n/s
Central East	n/u	n/u	n/u	n/u	n/s	n/s	n/u	n/u	n/s	n/s
East End	**	**	**	**	**	**	4.6	3.8	7.4	3.9
Central	n/u	n/u	**	**	**	**	**	**	**	**
West End	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u
Mountain	n/u	n/u	n/u	n/u	0.0	1.3	**	5.3	**	4.3
Hamilton City (Zones 1-6)	**	**	**	**	**	3.2	4.6	4.7	5.5	4.2
Grimsby and Stoney Creek	n/u	n/u	n/u	n/u	n/s	**	n/s	**	n/s	**
Burlington	**	**	**	**	2.5	3.3	2.4	2.8	2.4	2.9
Ancast./Dundas/Flambor./Glanbrk.	n/s	**	n/s	**	**	**	**	n/u	**	**
Hamilton CMA	**	**	**	**	4.3	3.2	3.5	3.8	3.8	3.6

The following letter codes are used to indicate the reliability of the estimates:
a - Excellent, b- Very good, c - Good, d - Fair (Use with Caution)
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2.1.5 Private Row (Townhouse) Estimate of Percentage Change (%) of Average Rent[1] by Bedroom Type Hamilton CMA

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-10 to Oct-11	Oct-11 to Oct-12	Oct-10 to Oct-11	Oct-11 to Oct-12	Oct-10 to Oct-11	Oct-11 to Oct-12	Oct-10 to Oct-11	Oct-11 to Oct-12	Oct-10 to Oct-11	Oct-11 to Oct-12
Downtown Core	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u
Central East	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u
East End	**	**	**	**	**	**	-0.9	++	-1.5	++
Central	n/u	n/u	**	**	**	**	**	**	**	**
West End	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u
Mountain	n/u	n/u	n/u	n/u	**	**	++	**	++	2.7
Hamilton City (Zones 1-6)	**	**	**	**	++	++	++	++	++	++
Grimsby and Stoney Creek	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u
Burlington	**	**	0.6	**	++	5.7	1.2	4.1	1.0	4.3
Ancast./Dundas/Flambor./Glanbrk.	n/s	n/u	n/s	n/u	**	n/u	**	n/u	**	n/u
Hamilton CMA	**	**	++	**4.1**	++	**3.6**	++	**2.3**	++	**2.6**

[1]The Percentage Change of Average Rent is a measure of the market movement, and is based on those structures that were common to the survey sample for both years.

The following letter codes are used to indicate the reliability of the estimates:
a - Excellent, b- Very good, c - Good, d - Fair (Use with Caution)
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n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

3.1.1 Private Row (Townhouse) and Apartment Vacancy Rates (%) by Zone and Bedroom Type Hamilton CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-11	Oct-12	Oct-11	Oct-12	Oct-11	Oct-12	Oct-11	Oct-12	Oct-11	Oct-12
Downtown Core	4.5	4.1	3.5	4.6	4.4	4.6	8.8	4.4	4.0	4.6
Central East	**	**	4.5	3.3	**	**	0.0	**	5.6	5.1
East End	5.1	**	4.1	4.1	4.4	4.2	4.1	3.5	4.3	4.1
Central	**	2.6	4.8	4.6	4.8	5.2	2.1	**	4.4	4.8
West End	2.1	4.5	3.4	3.8	3.0	3.5	5.2	3.9	3.3	3.7
Mountain	5.5	6.2	3.3	2.9	3.9	3.0	3.5	3.1	3.6	3.1
Hamilton City (Zones 1-6)	5.1	5.2	3.8	4.0	4.4	4.2	4.1	4.0	4.1	4.1
Grimsby and Stoney Creek	3.7	2.8	3.3	3.7	3.1	2.8	**	3.1	3.1	3.2
Burlington	**	**	0.6	1.3	1.3	1.2	0.4	1.6	0.9	1.3
Ancast./Dundas/Flambor./Glanbrk.	**	**	3.7	1.9	1.1	1.8	**	**	2.1	1.7
Hamilton CMA	**4.9**	**4.7**	**3.3**	**3.5**	**3.4**	**3.3**	**2.6**	**3.0**	**3.3**	**3.4**

The following letter codes are used to indicate the reliability of the estimates:
a - Excellent, b- Very good, c - Good, d - Fair (Use with Caution)
** Data suppressed to protect confidentiality or data not statistically reliable.
n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

3.1.2 Private Row (Townhouse) and Apartment Average Rents ($) by Zone and Bedroom Type Hamilton CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-11	Oct-12	Oct-11	Oct-12	Oct-11	Oct-12	Oct-11	Oct-12	Oct-11	Oct-12
Downtown Core	541	546	668	688	819	861	1,041	1,098	716	747
Central East	488	496	619	632	723	744	809	844	654	670
East End	504	534	654	672	729	729	867	861	733	733
Central	475	526	643	682	798	836	1,007	1,031	726	753
West End	585	586	698	738	812	889	989	1,022	769	821
Mountain	559	558	678	702	798	850	922	982	755	789
Hamilton City (Zones 1-6)	524	537	659	687	781	816	932	952	721	754
Grimsby and Stoney Creek	576	592	665	693	793	813	904	945	740	773
Burlington	868	897	967	986	1,097	1,123	1,261	1,286	1,088	1,107
Ancast./Dundas/Flambor./Glanbrk.	584	554	772	805	959	924	1,188	**	901	879
Hamilton CMA	**550**	**569**	**722**	**735**	**890**	**892**	**1,103**	**1,100**	**829**	**833**

The following letter codes are used to indicate the reliability of the estimates (cv = coefficient of variation):
a - Excellent ($0 \leq cv \leq 2.5$), b- Very good ($2.5 < cv \leq 5$), c - Good ($5 < cv \leq 7.5$), d - Fair (Use with Caution) ($7.5 < cv \leq 10$)
** Data suppressed to protect confidentiality or data not statistically reliable.
n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

3.1.3 Number of Private Row (Townhouse) and Apartment Units in the Universe by Zone and Bedroom Type Hamilton CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-11	Oct-12	Oct-11	Oct-12	Oct-11	Oct-12	Oct-11	Oct-12	Oct-11	Oct-12
Downtown Core	855	836	5,610	5,684	3,490	3,541	174	183	10,129	10,244
Central East	199	200	1,723	1,727	1,420	1,391	162	161	3,504	3,479
East End	57	59	1,699	1,693	2,920	2,924	613	614	5,289	5,290
Central	221	220	1,328	1,313	1,160	1,159	246	247	2,955	2,939
West End	96	93	1,128	1,262	1,045	1,133	203	204	2,472	2,692
Mountain	247	249	3,102	3,133	3,656	3,836	896	918	7,901	8,136
Hamilton City (Zones 1-6)	1,675	1,657	14,590	14,812	13,691	13,984	2,294	2,327	32,250	32,780
Grimsby and Stoney Creek	68	68	540	541	733	733	210	209	1,551	1,551
Burlington	105	103	2,761	2,797	5,074	5,213	1,554	1,552	9,494	9,665
Ancast./Dundas/Flambor./Glanbrk.	35	26	630	501	899	682	70	78	1,634	1,287
Hamilton CMA	**1,883**	**1,854**	**18,521**	**18,651**	**20,397**	**20,612**	**4,128**	**4,166**	**44,929**	**45,283**

The following letter codes are used to indicate the reliability of the estimates:
a - Excellent, b- Very good, c - Good, d - Fair (Use with Caution)
** Data suppressed to protect confidentiality or data not statistically reliable.
n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

3.1.4 Private Row (Townhouse) and Apartment Availability Rates (%) by Zone and Bedroom Type Hamilton CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-11	Oct-12	Oct-11	Oct-12	Oct-11	Oct-12	Oct-11	Oct-12	Oct-11	Oct-12
Downtown Core	8.1	8.1	6.7	9.1	7.6	8.3	13.1	8.2	7.3	8.8
Central East	**	**	5.7	3.9	**	7.5	**	**	6.7	5.8
East End	**	**	8.6	8.9	8.1	8.1	6.6	7.5	8.1	8.4
Central	5.9	4.6	6.6	7.2	6.5	7.6	2.5	**	6.1	7.1
West End	3.2	**	7.3	7.4	5.9	7.1	10.3	8.4	6.8	7.4
Mountain	11.6	10.9	6.8	7.0	7.7	7.5	7.8	8.7	7.4	7.5
Hamilton City (Zones 1-6)	8.8	8.7	6.8	7.7	7.5	7.8	7.6	7.9	7.2	7.8
Grimsby and Stoney Creek	**	5.7	6.7	8.1	7.0	6.7	**	5.5	6.7	6.9
Burlington	3.4	**	2.1	2.4	2.7	2.7	1.9	2.6	2.4	2.6
Ancast./Dundas/Flambor./Glanbrk.	**	**	6.3	3.5	2.7	2.7	1.6	**	4.2	2.9
Hamilton CMA	**8.5**	**7.8**	**6.1**	**6.8**	**6.0**	**6.3**	**5.2**	**5.7**	**6.1**	**6.5**

The following letter codes are used to indicate the reliability of the estimates:
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Please click Methodology or Data Reliability Tables Appendix link for more details

3.1.5 Private Row (Townhouse) and Apartment Estimate of Percentage Change (%) of Average Rent [1] by Bedroom Type
Hamilton CMA

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-10 to Oct-11	Oct-11 to Oct-12	Oct-10 to Oct-11	Oct-11 to Oct-12	Oct-10 to Oct-11	Oct-11 to Oct-12	Oct-10 to Oct-11	Oct-11 to Oct-12	Oct-10 to Oct-11	Oct-11 to Oct-12
Downtown Core	++	2.6	1.6	3.3	1.2	2.9	0.6	2.2	1.5	3.2
Central East	++	++	1.0	2.9	2.1	2.1	++	3.5	1.3	2.3
East End	++	++	++	3.4	++	2.4	**	1.8	++	2.0
Central	++	**	1.4	4.4	++	4.6	4.3	1.9	1.1	4.4
West End	++	**	0.7	++	0.7	2.2	0.6	1.8	1.2	1.3
Mountain	++	++	0.8	3.1	++	3.1	++	++	++	3.0
Hamilton City (Zones 1-6)	**0.9**	**5.1**	**0.9**	**3.0**	**1.0**	**2.9**	**1.0**	**2.0**	**1.2**	**2.8**
Grimsby and Stoney Creek	1.3	1.8	++	3.6	**	**	++	5.3	++	3.4
Burlington	2.6	2.1	3.5	3.5	3.0	4.0	4.0	2.4	3.0	3.6
Ancast./Dundas/Flambor./Glanbrk.	++	**	**	2.5	1.3	2.1	0.9	**	1.1	2.3
Hamilton CMA	**1.1**	**4.6**	**1.4**	**3.1**	**1.4**	**3.1**	**2.0**	**2.3**	**1.6**	**3.0**

[1]The Percentage Change of Average Rent is a measure of the market movement, and is based on those structures that were common to the survey sample for both years.

The following letter codes are used to indicate the reliability of the estimates:
a - Excellent, b- Very good, c - Good, d - Fair (Use with Caution)
** Data suppressed to protect confidentiality or data not statistically reliable.
++ Change in rent is not statistically significant. This means that the change in rent is not statistically different than zero (0).
n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

1.1.1 Private Apartment Vacancy Rates (%) by Zone and Bedroom Type Brantford CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-11	Oct-12	Oct-11	Oct-12	Oct-11	Oct-12	Oct-11	Oct-12	Oct-11	Oct-12
Brantford CMA	1.4	1.1	2.1	2.9	1.5	3.7	2.3	4.9	1.8	3.5

The following letter codes are used to indicate the reliability of the estimates:
a - Excellent, b- Very good, c - Good, d - Fair (Use with Caution)
** Data suppressed to protect confidentiality or data not statistically reliable.
n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

1.1.2 Private Apartment Average Rents ($) by Zone and Bedroom Type Brantford CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-11	Oct-12	Oct-11	Oct-12	Oct-11	Oct-12	Oct-11	Oct-12	Oct-11	Oct-12
Brantford CMA	654	620	726	728	792	838	900	900	769	800

The following letter codes are used to indicate the reliability of the estimates (cv = coefficient of variation):
a - Excellent ($0 \leq cv \leq 2.5$), b- Very good ($2.5 < cv \leq 5$), c - Good ($5 < cv \leq 7.5$), d - Fair (Use with Caution) ($7.5 < cv \leq 10$)
** Data suppressed to protect confidentiality or data not statistically reliable.
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1.1.3 Number of Private Apartment Units in the Universe by Zone and Bedroom Type Brantford CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-11	Oct-12	Oct-11	Oct-12	Oct-11	Oct-12	Oct-11	Oct-12	Oct-11	Oct-12
Brantford CMA	107	104	1,533	1,523	2,524	2,539	487	491	4,651	4,657

The following letter codes are used to indicate the reliability of the estimates:
a - Excellent, b- Very good, c - Good, d - Fair (Use with Caution)
** Data suppressed to protect confidentiality or data not statistically reliable.
n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

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1.1.4 Private Apartment Availability Rates (%) by Zone and Bedroom Type Brantford CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-11	Oct-12	Oct-11	Oct-12	Oct-11	Oct-12	Oct-11	Oct-12	Oct-11	Oct-12
Brantford CMA	1.4	**	3.3	4.8	2.9	5.2	3.9	7.1	3.1	5.2

The following letter codes are used to indicate the reliability of the estimates:
a - Excellent, b- Very good, c - Good, d - Fair (Use with Caution)
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n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

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1.1.5 Private Apartment Estimate of Percentage Change (%) of Average Rent[1] by Bedroom Type
Brantford CMA

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-10 to Oct-11	Oct-11 to Oct-12	Oct-10 to Oct-11	Oct-11 to Oct-12	Oct-10 to Oct-11	Oct-11 to Oct-12	Oct-10 to Oct-11	Oct-11 to Oct-12	Oct-10 to Oct-11	Oct-11 to Oct-12
Brantford CMA	++	++	**	2.8	++	2.7	**	++	**	2.4

[1]The Percentage Change of Average Rent is a measure of the market movement, and is based on those structures that were common to the survey sample for both years

The following letter codes are used to indicate the reliability of the estimates:
a - Excellent, b- Very good, c - Good, d - Fair (Use with Caution)
** Data suppressed to protect confidentiality or data not statistically reliable.
++ Change in rent is not statistically significant. This means that the change in rent is not statistically different than zero (0).
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Please click Methodology or Data Reliability Tables Appendix link for more details

1.2.1 Private Apartment Vacancy Rates (%) by Year of Construction and Bedroom Type
Brantford CMA

Year of Construction	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-11	Oct-12	Oct-11	Oct-12	Oct-11	Oct-12	Oct-11	Oct-12	Oct-11	Oct-12
Brantford CMA										
Pre 1960	**	**	0.7	**	0.6	**	**	5.3	0.8	**
1960 - 1974	**	**	2.4	2.7	2.2	4.7	0.6	**	2.1	3.8
1975 - 1989	**	0.0	2.1	1.8	1.1	1.9	**	7.1	1.6	2.5
1990 - 1999	n/u	n/u	**	**	**	**	n/s	**	**	**
2000+	n/u	n/u	**	n/s	n/s	n/s	**	n/s	**	n/s
Total	1.4	1.1	2.1	2.9	1.5	3.7	2.3	4.9	1.8	3.5

The following letter codes are used to indicate the reliability of the estimates:
a - Excellent, b- Very good, c - Good, d - Fair (Use with Caution)
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Please click Methodology or Data Reliability Tables Appendix link for more details

1.2.2 Private Apartment Average Rents ($) by Year of Construction and Bedroom Type Brantford CMA

Year of Construction	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-11	Oct-12	Oct-11	Oct-12	Oct-11	Oct-12	Oct-11	Oct-12	Oct-11	Oct-12
Brantford CMA										
Pre 1960	**	**	586	618	698	751	n/s	867	642	712
1960 - 1974	533	565	648	669	755	754	896	890	727	730
1975 - 1989	793	767	801	800	842	927	909	924	825	878
1990 - 1999	n/u	n/u	**	**	**	**	n/s	**	**	**
2000+	n/u	n/u	n/s	n/s	n/s	n/s	**	n/s	**	n/s
Total	654	620	726	728	792	838	900	900	769	800

The following letter codes are used to indicate the reliability of the estimates (cv = coefficient of variation):
a - Excellent ($0 \leq cv \leq 2.5$), b- Very good ($2.5 < cv \leq 5$), c - Good ($5 < cv \leq 7.5$), d - Fair (Use with Caution) ($7.5 < cv \leq 10$)
** Data suppressed to protect confidentiality or data not statistically reliable.
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Please click Methodology or Data Reliability Tables Appendix link for more details

1.3.1 Private Apartment Vacancy Rates (%) by Structure Size and Bedroom Type Brantford CMA

Size	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-11	Oct-12	Oct-11	Oct-12	Oct-11	Oct-12	Oct-11	Oct-12	Oct-11	Oct-12
Brantford CMA										
3 to 5 Units	**	**	0.0	**	**	5.3	**	**	**	**
6 to 19 Units	0.0	**	0.0	**	**	**	**	**	**	6.0
20 to 49 Units	**	**	1.6	4.3	1.9	3.1	**	**	1.8	3.3
50 to 99 Units	**	0.0	2.5	1.6	1.1	3.2	1.5	3.7	1.8	2.6
100+ Units	**	**	2.7	0.8	0.4	0.4	**	**	1.2	0.8
Total	1.4	1.1	2.1	2.9	1.5	3.7	2.3	4.9	1.8	3.5

The following letter codes are used to indicate the reliability of the estimates:
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1.3.2 Private Apartment Average Rents ($) by Structure Size and Bedroom Type Brantford CMA

Size	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-11	Oct-12	Oct-11	Oct-12	Oct-11	Oct-12	Oct-11	Oct-12	Oct-11	Oct-12
Brantford CMA										
3 to 5 Units	**	**	**	603	710	722	797	827	717	740
6 to 19 Units	569	567	662	628	731	725	**	**	724	672
20 to 49 Units	527	564	633	640	753	773	**	**	694	706
50 to 99 Units	517	582	719	748	866	938	1,010	926	795	860
100+ Units	**	**	**	896	**	976	**	**	**	940
Total	654	620	726	728	792	838	900	900	769	800

The following letter codes are used to indicate the reliability of the estimates (cv = coefficient of variation):
a - Excellent ($0 \leq cv \leq 2.5$), b- Very good ($2.5 < cv \leq 5$), c - Good ($5 < cv \leq 7.5$), d - Fair (Use with Caution) ($7.5 < cv \leq 10$)
** Data suppressed to protect confidentiality or data not statistically reliable.
n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

1.3.3 Private Apartment Vacancy Rates (%) by Structure Size and Zone Brantford CMA

Zone	3-5		6-19		20-49		50-99		100+	
	Oct-11	Oct-12	Oct-11	Oct-12	Oct-11	Oct-12	Oct-11	Oct-12	Oct-11	Oct-12
Brantford CMA	**	**	**	6.0	1.8	3.3	1.8	2.6	1.2	0.8

The following letter codes are used to indicate the reliability of the estimates:
a - Excellent, b- Very good, c - Good, d - Fair (Use with Caution)
** Data suppressed to protect confidentiality or data not statistically reliable.
n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

1.4 Private Apartment Vacancy Rates (%) by Rent Range and Bedroom Type Brantford CMA

Rent Range	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-11	Oct-12	Oct-11	Oct-12	Oct-11	Oct-12	Oct-11	Oct-12	Oct-11	Oct-12
Brantford CMA										
LT $600	**	0.0	2.4	**	**	**	n/s	n/s	2.0	**
$600 - $699	**	**	1.2	4.3	**	**	**	**	1.3	5.8
$700 - $799	**	**	2.2	1.2	0.0	5.2	0.0	0.0	1.3	2.9
$800 - $899	n/s	**	**	3.1	2.6	1.0	**	0.0	2.4	1.2
$900 - $999	**	n/s	**	**	**	1.9	**	**	**	3.7
$1000+	n/s	n/s	**	**	**	**	**	**	2.7	0.0
Total	1.4	1.1	2.1	2.9	1.5	3.7	2.3	4.9	1.8	3.5

The following letter codes are used to indicate the reliability of the estimates:
a - Excellent, b- Very good, c - Good, d - Fair (Use with Caution)
** Data suppressed to protect confidentiality or data not statistically reliable.
n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

2.1.1 Private Row (Townhouse) Vacancy Rates (%) by Zone and Bedroom Type Brantford CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-11	Oct-12	Oct-11	Oct-12	Oct-11	Oct-12	Oct-11	Oct-12	Oct-11	Oct-12
Brantford CMA	n/u	n/u	n/u	n/u	**	0.0	1.3	**	2.0	1.4

The following letter codes are used to indicate the reliability of the estimates:
a - Excellent, b- Very good, c - Good, d - Fair (Use with Caution)
** Data suppressed to protect confidentiality or data not statistically reliable.
n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

2.1.2 Private Row (Townhouse) Average Rents ($) by Zone and Bedroom Type Brantford CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-11	Oct-12	Oct-11	Oct-12	Oct-11	Oct-12	Oct-11	Oct-12	Oct-11	Oct-12
Brantford CMA	n/u	n/u	n/u	n/u	889 b	780 b	977 b	896 b	952 b	866 b

The following letter codes are used to indicate the reliability of the estimates (cv = coefficient of variation):
a - Excellent ($0 \leq cv \leq 2.5$), b- Very good ($2.5 < cv \leq 5$), c - Good ($5 < cv \leq 7.5$), d - Fair (Use with Caution) ($7.5 < cv \leq 10$)
** Data suppressed to protect confidentiality or data not statistically reliable.
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2.1.3 Number of Private Row (Townhouse) Units in the Universe by Zone and Bedroom Type Brantford CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-11	Oct-12	Oct-11	Oct-12	Oct-11	Oct-12	Oct-11	Oct-12	Oct-11	Oct-12
Brantford CMA	0	0	0	0	229	245	470	498	699	743

The following letter codes are used to indicate the reliability of the estimates:
a - Excellent, b- Very good, c - Good, d - Fair (Use with Caution)
** Data suppressed to protect confidentiality or data not statistically reliable.
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2.1.4 Private Row (Townhouse) Availability Rates (%) by Zone and Bedroom Type Brantford CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-11	Oct-12	Oct-11	Oct-12	Oct-11	Oct-12	Oct-11	Oct-12	Oct-11	Oct-12
Brantford CMA	n/u	n/u	n/u	n/u	**	0.0	4.6	3.4	4.7	2.4

The following letter codes are used to indicate the reliability of the estimates:
a - Excellent, b- Very good, c - Good, d - Fair (Use with Caution)
** Data suppressed to protect confidentiality or data not statistically reliable.
n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

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2.1.5 Private Row (Townhouse) Estimate of Percentage Change (%) of Average Rent [1] by Bedroom Type Brantford CMA

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-10 to Oct-11	Oct-11 to Oct-12	Oct-10 to Oct-11	Oct-11 to Oct-12	Oct-10 to Oct-11	Oct-11 to Oct-12	Oct-10 to Oct-11	Oct-11 to Oct-12	Oct-10 to Oct-11	Oct-11 to Oct-12
Brantford CMA	n/u	n/u	n/u	n/u	++	++	++	++	++	**

[1]The Percentage Change of Average Rent is a measure of the market movement, and is based on those structures that were common to the survey sample for both years.

The following letter codes are used to indicate the reliability of the estimates:
a - Excellent, b- Very good, c - Good, d - Fair (Use with Caution)
** Data suppressed to protect confidentiality or data not statistically reliable.
++ Change in rent is not statistically significant. This means that the change in rent is not statistically different than zero (0).
n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

3.1.1 Private Row (Townhouse) and Apartment Vacancy Rates (%) by Zone and Bedroom Type Brantford CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-11	Oct-12	Oct-11	Oct-12	Oct-11	Oct-12	Oct-11	Oct-12	Oct-11	Oct-12
Brantford CMA	1.4	1.1	2.1	2.9	1.7	3.4	1.8	3.4	1.8	3.2

The following letter codes are used to indicate the reliability of the estimates:
a - Excellent, b- Very good, c - Good, d - Fair (Use with Caution)
** Data suppressed to protect confidentiality or data not statistically reliable.
n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

3.1.2 Private Row (Townhouse) and Apartment Average Rents ($) by Zone and Bedroom Type Brantford CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-11	Oct-12	Oct-11	Oct-12	Oct-11	Oct-12	Oct-11	Oct-12	Oct-11	Oct-12
Brantford CMA	654	620	726	728	800	833	951	898	795	809

The following letter codes are used to indicate the reliability of the estimates (cv = coefficient of variation):
a - Excellent ($0 \leq cv \leq 2.5$), b- Very good ($2.5 < cv \leq 5$), c - Good ($5 < cv \leq 7.5$), d - Fair (Use with Caution) ($7.5 < cv \leq 10$)
** Data suppressed to protect confidentiality or data not statistically reliable.
n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

3.1.3 Number of Private Row (Townhouse) and Apartment Units in the Universe by Zone and Bedroom Type
Brantford CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-11	Oct-12	Oct-11	Oct-12	Oct-11	Oct-12	Oct-11	Oct-12	Oct-11	Oct-12
Brantford CMA	107	104	1,533	1,523	2,753	2,784	957	989	5,350	5,400

The following letter codes are used to indicate the reliability of the estimates:
a - Excellent, b- Very good, c - Good, d - Fair (Use with Caution)
** Data suppressed to protect confidentiality or data not statistically reliable.
n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

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3.1.4 Private Row (Townhouse) and Apartment Availability Rates (%) by Zone and Bedroom Type
Brantford CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-11	Oct-12	Oct-11	Oct-12	Oct-11	Oct-12	Oct-11	Oct-12	Oct-11	Oct-12
Brantford CMA	1.4 d	**	3.3 b	4.8 b	3.0 c	4.8 c	4.3 c	5.2 c	3.3 b	4.8 b

The following letter codes are used to indicate the reliability of the estimates:
a - Excellent, b- Very good, c - Good, d - Fair (Use with Caution)
** Data suppressed to protect confidentiality or data not statistically reliable.
n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

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3.1.5 Private Row (Townhouse) and Apartment Estimate of Percentage Change (%) of Average Rent [1] by Bedroom Type
Brantford CMA

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-10 to Oct-11	Oct-11 to Oct-12	Oct-10 to Oct-11	Oct-11 to Oct-12	Oct-10 to Oct-11	Oct-11 to Oct-12	Oct-10 to Oct-11	Oct-11 to Oct-12	Oct-10 to Oct-11	Oct-11 to Oct-12
Brantford CMA	++	++	**	2.8	++	2.6	**	++	**	2.4

[1]The Percentage Change of Average Rent is a measure of the market movement, and is based on those structures that were common to the survey sample for both years.

The following letter codes are used to indicate the reliability of the estimates:
a - Excellent, b- Very good, c - Good, d - Fair (Use with Caution)
** Data suppressed to protect confidentiality or data not statistically reliable.
++ Change in rent is not statistically significant. This means that the change in rent is not statistically different than zero (0).
n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

TECHNICAL NOTE:

Difference between Percentage Change of Average Rents (Existing and New Structures) AND Percentage Change of Average Rents from Fixed Sample (Existing Structures Only):

Percentage Change of Average Rents (New and Existing Structures): The increase/decrease obtained from the calculation of percentage change of average rents between two years (example: $500 in the previous year vs. $550 in current survey represents an increase of 10 percent) is impacted by changes in the composition of the rental universe (e.g. the inclusion of newly built luxury rental buildings in the survey, rental units renovated/upgraded or changing tenants could put upward pressure on average rents in comparison to the previous year) as well as by the rent level movement (e.g. increase/decrease in the level of rents that landlords charge their tenants).

Percentage Change of Average Rents from Fixed Sample (Existing Structures Only): This is a measure that estimates the rent level movement. The estimate is based on structures that were common to the survey sample for both the previous year and the current Rental Market Surveys. However, some composition effects still remain e.g. rental units renovated/upgraded or changing tenants because the survey does not collect data to such level of details.

METHODOLOGY FOR RENTAL MARKET SURVEY

Canada Mortgage and Housing Corporation (CMHC) conducts the **Rental Market Survey** (RMS) every year in April and October to estimate the relative strengths in the rental market. The survey is conducted on a sample basis in all urban areas with populations of 10,000 and more. The survey targets only privately initiated structures with at least three rental units, which have been on the market for at least three months. The survey collects market rent, available and vacant unit data for all sampled structures.
The survey is conducted by a combination of telephone interviews and site visits, and information is obtained from the owner, manager, or building superintendent. The survey is conducted during the first two weeks of April/October, and the results reflect market conditions at that time.

CMHC's Rental Market Survey provides a snapshot of vacancy and availability rates, and average rents in both new and existing structures. There also exists a measure for the change in rent that is calculated based on existing structures only. The estimate is based on structures that were common to the survey sample for both the previous year and the current Rental Market Surveys. The change in rent in existing structures is an estimate of the change in rent that the landlords charge and removes compositional effects on the rent level movement due to new buildings, conversions, and survey sample rotation. The estimate of per cent change in rent is available in all Canada and Provincial Highlights publications, and also in the CMA reports (fall survey only). The rent levels in new and existing structures are also published. While the per cent change in rents in existing structures published in the reports are statistically significant, changes in rents that one might calculate based on rent levels in new and existing structures may or may not be statistically significant.

METHODOLOGY FOR SECONDARY RENTAL MARKET SURVEY

Canada Mortgage and Housing Corporation (CMHC) conducts a survey of the **Secondary Rental Market** (SRMS) in September and October to estimate the relative strengths in the secondary rental market which is defined as those dwellings not covered by the regular RMS. CMHC has identified the following dwelling components to be included in SRMS:

- Rented single-detached houses.
- Rented double (semi-detached) houses (i.e.. Two units of approximate equal size and under one roof that are situated either side-by-side or front-to-back).
- Rented freehold row/town homes.
- Rented duplex apartments (i.e.. one-above-other).
- Rented accessory apartments (separate dwelling units that are located within the structure of another dwelling type).
- Rented condominiums (can be any dwelling type but are primarily apartments).
- One or two apartments which are part of a commercial or other type of structure.

The SRMS has three components which are conducted in selected CMAs:

- A Household Rent Survey of all households to collect information about rents.
- A Condominium Apartment Rent Survey of households living in condominium apartments to collect information about rents.
- A Condominium Apartment Vacancy Survey of condominium apartment owners to collect vacancy information.

All three surveys are conducted by telephone interviews. For the condominium apartment vacancy survey, information is obtained from the owner, manager, or building superintendent and can be supplemented by site visits if no telephone contact is made. For the other two surveys, information is collected from an adult living in the household. All surveys are conducted in September and October, and the results reflect market conditions at that time.

CMHC publishes the number of units rented and vacancy rates for the condominium vacancy survey. For the condominium rent and household rent surveys, the average rent is published. A letter code representing the statistical reliability (i.e., the coefficient of variation (CV)) for each estimate is provided to indicate the data reliability. Rented condominium apartments were surveyed in the following CMAs: Vancouver, Victoria, Calgary, Edmonton, Regina, Saskatoon, Winnipeg, Toronto, Ottawa, Montréal and Québec (NOTE: Condo rent data was not collected for Regina and Saskatoon). Other secondary rental market units were surveyed in Abbotsford, Barrie, Calgary, Edmonton, Halifax, Montreal, Ottawa, Quebec, St. John's, Toronto, Winnipeg, Regina, Saskatoon, Kelowna, Vancouver and Victoria.

Every year CMHC reviews the method of estimation for Household Rent Survey, which may result in some changes to previously published estimates. All statistics in this report are reflective of the new method of estimation.

DEFINITIONS

Availability: A rental unit is considered available if the existing tenant has given, or has received, notice to move, and a new tenant has not signed a lease; or the unit is vacant (see definition of vacancy below).

Rent: The rent refers to the actual amount tenants pay for their unit. No adjustments are made for the inclusion or exclusion of amenities and services such as heat, hydro, parking, and hot water. For available and vacant units, the rent is the amount the owner is asking for the unit.

It should be noted that the average rents reported in this publication provide a sound indication of the amounts paid by unit size and geographical sector. Utilities such as heating, electricity and hot water may or may not be included in the rent.

Rental Apartment Structure: Any building containing three or more rental units, of which at least one unit is not ground oriented. Owner-occupied units are not included in the rental building unit count.

Rental Row (Townhouse) Structure: Any building containing three or more rental units, all of which are ground oriented with vertical divisions. Owner-occupied units are not included in the rental building unit count. These row units in some centres are commonly referred to as townhouses.

Vacancy: A unit is considered vacant if, at the time of the survey, it is physically unoccupied and available for immediate rental.

Definitions of Census Areas referred to in this publication are as follows:

A census metropolitan area (CMA) or a census agglomeration (CA) is formed by one or more adjacent municipalities centred on a large urban area (known as the urban core). The census population count of the urban core is at least 10,000 to form a census agglomeration and at least 100,000 to form a census metropolitan area. To be included in the CMA or CA, other adjacent municipalities must have a high degree of integration with the central urban area, as measured by commuting flows derived from census place of work data. CMAs and CAs contain whole municipalities or Census Subdivisions.

October 2011 data presented is based on Statistics Canada's 2006 Census area definitions. October 2012 data presented is based on Statistics Canada's 2011 Census area definitions.

Acknowledgement

The Rental Market Survey and the Secondary Rental Market Survey could not have been conducted without the cooperation of the rental property owners, managers, building superintendents and household members throughout Canada. CMHC acknowledges their hard work and assistance in providing timely and accurate information. As a result of their contribution, CMHC is able to provide information that benefits the entire housing industry.

Rental Affordability Indicators

CMHC no longer reports on its rental affordability indicators (i.e. average rent compared to average renter income) given significant variability of underlying renter income data.

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